

1 **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2 Thursday, November 8, 2012 at 7:00 PM

3 City Hall Conference Room,

4 211 Main Avenue North, North Bend, WA 98045

5 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*
6 www.northbendwa.gov, under Commissions - Planning Commission - Meeting Audio.

7
8 **CALL TO ORDER**

9 The meeting was called to order at 7:02 PM.

10
11 **ROLL CALL**

12 Planning Commissioners present: Gary Fancher, Scott Lee, Jim Luckey, Rob McFarland (Chair), and Piper
13 Muio. Commissioner Bjorklund and Commissioner Elwood were unable to attend. City Staff present: Gina
14 Estep, Community & Economic Development Director; Mike McCarty, Senior Planner; Ron Garrow, outgoing
15 Public Works Director; Frank Page, incoming Public Works Director.

16
17 **AGENDA ITEM #2: MINUTES FROM THE OCTOBER 25, 2012 PLANNING COMMISSION**
18 **MEETING**

19 Chair McFarland asked if there was a motion to approve the Minutes from the October 25, 2012 Planning
20 Commission Meeting. Commissioner Fancher motioned to approve the Minutes; Commissioner Muio seconded
21 the Motion. Commissioner Luckey made comment on the Minutes regarding an emergency siren, and that the
22 Minutes do not capture what he intended. There was a consensus to change this sentence in the Minutes (page 3,
23 lines 16, 17, and 18) from “or aren’t tuned in to North Bend” to read: “or aren’t tuned in to North Bend’s
24 emergency service radio station”. The Minutes were Approved as Amended, 5:0.

25
26 **AGENDA ITEM #3: PUBLIC COMMENT ON NON-AGENDA ITEMS (LIMITED TO 3**
27 **MINUTES PER PERSON)**

28 Chair McFarland asked for Public Comment on non-agenda items. Ron Garrow spoke and said he came to the
29 meeting to let the Planning Commission know he is retiring at the end of the year, and that he is still working on
30 the Storm Drainage Comprehensive Plan Update, and the review will probably start in January 2013. Mr. Garrow
31 introduced Frank Page, incoming Director of Public Works.

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33 **AGENDA ITEM #4: PLANNING COMMISSION REVIEW AND RECOMMENDATION ON**
34 **DOCKETS TO BE TAKEN UP FOR 2013 DOCKET LIST**

35 Mike McCarty and Gina Estep briefed the Commissioners on the procedures for submitting a Docket Request
36 through the city. Mr. McCarty said that the city has received three docket requests from citizens, as well as what
37 staff had submitted. Mr. McCarty reviewed each individual docket request.

38
39 Docket Request #1. Requested by: Peter Nissen, North Bend Resident. Docket Request: Amend Comprehensive
40 Plan land use designation and zoning of all properties along the south side of SE 140th Street from EP-2 to LDR,
41 to reflect existing residential character of this area. There was discussion between city staff and the
42 Commissioners concerning this docket request, and more specifically as it is related to the ULID No. 6
43 assessment. Ms. Estep said staff is not recommending taking up this Docket for consideration, and is not in favor
44 of approving any zoning change for this Docket or in this area. Commissioner Luckey made a motion to move
45 Docket #1 to a future date; Commissioner Muio seconded the Motion. The Motion was Approved, 4-1
46 (Fancher).

47
48 At 7:58 PM, Ron Garrow left the meeting.

49
50 Docket Request #2. Requested by: Don Torguson, North Bend Resident. Docket Request: Amend zoning of his
51 four properties along North Bend Way from LDR to HDR. Mr. McCarty briefed the Commissioners about this

1 Docket request. Staff is recommending taking up this Docket for consideration. There was discussion between
2 city staff and the Commissioners concerning this docket request. There was a consensus among the
3 Commissioners to take up this Docket request.

4
5 Docket Request #3. Requested by: Town & Country Buildings on behalf of Arthur Lobb. Docket Request:
6 Amend NBMC 18.10.050 section 1.51(d) to allow the exemption to size and height limits for accessory building
7 under 1.51(c) to apply to lots of ¾ acre or larger. Mr. McCarty briefed the Commissioners about this Docket
8 request. Staff is recommending taking up this Docket for consideration. There was discussion between city staff
9 and the Commissioners concerning this docket request. There was a consensus among the Commissioners to take
10 up this Docket request.

11
12 Docket Request #4. Requested by: Community & Economic Development (CED) Staff. Amend the WSDOT
13 Tanner Pit Property from EP-1 to LDR. Mr. McCarty briefed the Commissioners about this Docket request. Staff
14 is recommending taking up this Docket for consideration. There was discussion between city staff and the
15 Commissioners concerning this docket request. There was a consensus among the Commissioners to take up this
16 Docket request.

17
18 Docket Request #5. Requested by: CED Staff. Docket Request: Amend Residential/HDR properties within the
19 Limited Commercial Overlay District on Park Street to Commercial / DC Zone. Mr. McCarty briefed the
20 Commissioners about this Docket request. Staff is recommending taking up this Docket for consideration. There
21 was discussion between city staff and the Commissioners concerning this docket request. There was a consensus
22 among the Commissioners to take up this Docket request.

23
24 Docket Request #6. Requested by: CED Staff. Docket Request: Amend parcels 784670-0825 (adjacent to the
25 Thai Restaurant) and 857090-0240 (SE corner of Park & Bendigo) from POSPF to DC. Mr. McCarty briefed the
26 Commissioners about this Docket request. Staff is recommending taking up this Docket for consideration. There
27 was discussion between city staff and the Commissioners concerning this docket request. There was a consensus
28 among the Commissioners to take up this Docket request.

29
30 Docket Request #7. Requested by: CED Staff. Docket Request: Amend 1 Fire Station and 1 Public Works parcel
31 to Parks Open Space, Public Facilities (POSPF). Mr. McCarty briefed the Commissioners about this Docket
32 request. Staff is recommending taking up this Docket for consideration. There was discussion between city staff
33 and the Commissioners concerning this docket request. There was a consensus among the Commissioners to take
34 up this Docket request.

35
36 Docket #8. Requested by: CED Staff. Docket Request: Amend Post Office property from POSPF to Commercial
37 Land Use Designation / DC zoning district. Mr. McCarty briefed the Commissioners about this Docket request.
38 Staff is recommending taking up this Docket for consideration. There was discussion between city staff and the
39 Commissioners concerning this docket request. There was a consensus among the Commissioners to take up this
40 Docket request.

41
42 Docket #9. Requested by: CED Staff. Docket Request: Create a deviation process by which deviations or
43 departures from strict adherence to design requirements may be permitted, subject to demonstration that the
44 alternative design remains consistent with the overall intent of the design standards. Staff is recommending
45 taking up this Docket for consideration. There was discussion between city staff and the Commissioners
46 concerning this docket request. There was a consensus among the Commissioners to take up this Docket request.

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48 Docket #10. Requested by: CED Staff. Docket Request: Delete Section 17.38.030(F) which requires submitting
49 a Transportation Impact Fee Deposit at the time of Building Permit application. Instead, just collect the actual
50 impact fee at the time of Building Permit issuance. Mr. McCarty briefed the Commissioners about this Docket
51 request. Staff is recommending taking up this Docket for consideration. There was discussion between city staff
52 and the Commissioners concerning this docket request.

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54 Docket #11. Requested by: CED Staff. Docket Request: Revise language regarding adopting School District's
55 Capital Facilities Plan by reference. Mr. McCarty briefed the Commissioners about this Docket request. Staff is

1 recommending taking up this Docket for consideration. There was discussion between city staff and the
2 Commissioners concerning this docket request. There was a consensus among the Commissioners to take up this
3 Docket request.

4
5 There was discussion between the Commissioners and city staff concerning updating the city's Sign Code.

6
7 Chair McFarland said it would be great to start the new year with an overview of what (the Planning Commission)
8 is trying to accomplish for the new year.

9
10 Commissioner Luckey made a Motion to pass on taking up Docket #1, and to take up all the other Dockets
11 presented (Docket #2 through Docket #11) within the next 12 months; Commissioner Muoio seconded the
12 Motion. Chair McFarland asked for discussion. None was offered. The Motion was Approved, 5-0.

13
14 **ADJOURNMENT:**

15 Chair McFarland asked if there was a motion to adjourn. Commissioner Muoio motioned to adjourn the meeting;
16 Commissioner Luckey seconded the motion. The meeting adjourned at 8:55 PM.

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18 **NEXT PLANNING COMMISSION MEETING:**

19 The next Planning Commission meeting will be held December 13, 2012 at the City Hall Conference Room.

20
21 ATTEST:

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24 _____
25 Rob McFarland, Chair

Mike McCarty, City of North Bend